

सुधारित विकास योजना - चांदूर
जि.अमरावती
महाराष्ट्र प्रादेशिक नियोजन व विकास
अधिनियम, १९६६
कलम ३१ अन्वये मंजूरीबाबत

महाराष्ट्र शासन
नगर विकास विभाग
शासन निर्णय क्र. टिपीएस-२८०७/९७८/प्र.क्र.२०४/२००७/नवि-३०,
मंत्रालय, मुंबई - ३२.
दिनांक - ३१ ऑगस्ट, २००९.

शासन निर्णय :- सोबतची अधिसूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध व्हावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांदाने,

(शिवाजी पाटीलकर)

अवर सचिव, महाराष्ट्र शासन.

प्रति,

- १) विभागीय आयुक्त, अमरावती विभाग, अमरावती.
- २) जिल्हाधिकारी, अमरावती.
- ३) संचालक नगररचना, महाराष्ट्र राज्य, पुणे.
- ४) उप सचिव (नगररचना), नगर विकास विभाग, मंत्रालय, मुंबई.
- ५) उप संचालक नगररचना, अमरावती विभाग, अमरावती.
- ६) सहायक संचालक नगररचना, अमरावती शाखा, अमरावती.
- ७) मुख्याधिकारी, चांदूर रेल्वे नगरपरिषद, चांदूर रेल्वे, जि.अमरावती.

(त्यांना विनंती करण्यात येते की, सोबतची सूचना वृत्तपत्रात प्रसिद्धीचे उद्देश आणण्यासाठी प्रसिद्ध करण्यात यावे.)

- ८) सहायक संचालक, माहिती व जनसंपर्क संचालनालय, मंत्रालय, मुंबई.

(त्यांना विनंती करण्यात येते की, प्रसिद्धीसाठी सूचना क्र.टिपीएस-२८०७/९७८/प्र.क्र.२०४(सी)/२००७/नवि-३०, दि.३१/०८/२००९ खालील सूचनाप्रमाणे जाहीर

म्हणून कृपया प्रसिद्ध करण्यात यावी. सदर सूचना कोणत्या दिनांकास प्रसिद्ध करण्यात यावी. त्याबाबतची माहिती शासन, संचालक नगररचना, महाराष्ट्र राज्य, पुणे व उपसंचालक नगररचना, अमरावती विभाग, अमरावती यांना द्यावी.)

- १ जाहीरात देणाऱ्या कार्यालयाचे नांव - नगर विकास विभाग, अमरावती, मुंबई - ३२.
- २ जाहीरात कोणत्या दिनांकापर्यंत - तात्काळ द्यावयाची आहे.
- ३ प्रसिद्धीचे स्वरूप - स्थानिक
- ४ कोणत्या जिल्ह्यात - अमरावती जिल्ह्यात

Forwarding GR

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**Revised Development Plan of Chandur
Railway (Dist-Amravati)
Sanction under Section 31 of the
Maharashtra Regional & Town
Planning Act, 1966.**

NOTIFICATION
Government Of Maharashtra
Urban Development Department
Mantralaya, Mumbai – 400 032.
Dated: 31 August 2009.

The Maharashtra regional & Town Planning Act, 1966.

No.: TPS-2807/978/C.R.204(A)/2007/UD-30 Whereas, the Chandur Railway Municipal Council (District -Amravati) (hereinafter referred to as "the said Municipal Council") being the Planning Authority (herein after referred to as "the said Planning Authority") for the area within its jurisdiction under Clause (19) of Section 2 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No.XXXVII of 1966) (hereinafter referred to as "the said Act") has by its Resolution No.3-A, Dated 13/1/1999 declared its intention under Section 38 and with sub Section (1) of the Section 23 of the Said Act to prepare Revised Draft Development Plan for the entire area within its jurisdiction (herein after referred to as "the said area") & Notice of such declaration was published in the Maharashtra Government Gazette, Amravati Division supplement Part- I A, Dated 10th June, 1999 on page No.93;

And whereas, the said Municipal Council after carrying out a survey of the said area as required under Section 25 of the said Act, prepared & published a Notice regarding preparation of Draft Development Plan in the Maharashtra Government Gazette, Amravati Division supplement Dated 4th December 2003 inviting objections and suggestions to the such Draft Development Plan for said

area (hereinafter referred to as "the said Development Plan") prepared by it under sub Section (1) of the Section 26 of the said Act;

And whereas, after considering the received suggestions and objections to the published Draft Development Plan, published & the report submitted by the Planning Committee the said Planning Authority has made the modifications as contained under Sec. 28 (4) of the said Act in the said Development Plan vide its Resolution No.6; Dated 14/11/2005 published in the Maharashtra Government Gazette, Amravati Division, Supplement Extraordinary, Dated 5th October 2006 on page No.841.

And whereas, the Planning Authority has submitted the said Development Plan on 10th November 2006 to the Government for Sanction under Section 30(1) of the said Act.

And whereas, in accordance with the provision of sub section (1) of the section 31 of the said Act, the said Development Plan is required to be sanctioned by Government not later than 1 year from the date of receipt from the Planning Authority or within any such further period extended by the State Government in accordance with the provision to the sub section (1) of section 31 of the said act.

And whereas, the Government of Maharashtra has decided to extend the time limit for sanctioning the said development Plan under section (1) of section 31 of the said act upto and inclusive of 31/08/2009.

Now, therefore in exercise of powers conferred under the provision to the sub section (1) of section 31 of the said act the Government of Maharashtra here by extends the period for according sanction to the said Development Plan upto and inclusive of 31/08/2009.

By order and in the name of Governor of Maharashtra.


(Shivaji Patankar)

Under Secretary to Government

Revised Development Plan of Chandur
Railway (Dist-Amravati)
Sanction under Section-31 of the Maharashtra
Regional & Town Planning Act, 1966.

NOTIFICATION

Government Of Maharashtra
Urban Development Department
Mantralaya, Mumbai – 400 032.
Dated : 31 August 2009.

The Maharashtra regional & Town Planning Act, 1966.

No.: TPS-2807/978/C.R.204(B)/2007/UD-30 Chandur Railway Division (Dist-30) (District -Amravati) (hereinafter referred to as "the said Municipal Council") being the Planning Authority (herein after referred to as "the said Planning Authority") for the area within its jurisdiction under Clause (19) of Section 3 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No.XXXVII of 1966) (hereinafter referred to as "the said Act") has by its Resolution No.3-A, dated 13/1/1999 declared its intention under Section 18 read with sub Section (1) of the Section 23 of the Said Act to prepare Revised Draft Development Plan for the entire area within its jurisdiction (herein after referred to as "the said area") & Notice of such declaration was published in the Maharashtra Government Gazette, Amravati Division supplement: Part- I A, Dated 10th June, 1999 on page No.93;

And whereas, the said Municipal Council after carrying out a survey of the said area as required under Section 25 of the said Act. prepared & published a Notice regarding preparation of Draft Development Plan in the Maharashtra Government Gazette, Amravati Division supplement dated 4th December 2003 inviting objections and suggestions to the such Draft Development Plan for said area (hereinafter referred to as "the said Development Plan") prepared by it under sub Section (1) of the Section 26 of the said Act;

And whereas, after considering the received suggestions and objections to the published Draft Development Plan published & the report submitted by the Planning Committee the said Planning Authority has made some modifications as contained under Sec. 28 (4) of the said Act in the said Development Plan. vide its Resolution No.6; dated 14/11/2005 published in the

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Maharashtra Government Gazette, Amravati Division Supplement Part I-A, Dated
5th October 2006 on page No.841.

And whereas the Planning Authority has submitted the said
Development Plan on 10th November 2006 to the Government for Sanction under
Section 30(1) of the said Act.

And whereas, the State Government has extended the validity of
Section 31(1) of said Act for sanctioning the said Development Plan up to
inclusive of 31/08/2009 vide Urban Development Department Circular No.
No. UPS-2807/978/C.R.204/2007/UD-30, Dated 31/08/2007.

And whereas, in accordance with sub section (1) of section 31 of the said
act a State Government, after making necessary inquiry and after consulting the
Director of Town Planning, Maharashtra State, Pune, has decided to sanction part
of the said Development Plan of the said municipal council excluding the
modifications of substantial nature as specified in schedule Annexed hereto as
Part -I and shown bounded in Mauve colour on the plan (herein after referred to
as "the said Excluded part of the said Development Plan")

Now thereafter in exercise of power conferred under the proviso to sub
section (1) of section 31 of the Said Act, and all other powers enabling it to do so
on behalf the Government of Maharashtra here by,

1. Sanctions the said Development Plan with modification as mentioned
below which are shown in Orange colour on the Plan and, excluding the
Excluded part of the said Development Plan appended as Part - I and
excluding the part shown in residential zone bearing Survey No. ~~82, 83, 72~~
to 79 (Northern side of the Town), 68, 70, 157 to 161, 179, 180, 181, 182 to
186, 196 (Western side and North- East of the Town). 2. 208, 209, 210 to
25, 27 (Southern side of the Town) for which decision shall be taken by
Government afterwards.
2. Fixes the 01/11/2009 to be the date on which final development plan of
Chandur Railway Municipal council excluding the "said excluded part"

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and Residential Zone in Survey Nos mentioned at sr. no. 1 above shall come into force.

Modification 1: - Site No. 23 "Extension to Mannalal Gupta High School reinstated"

Note -1: - The aforesaid final Development Plan excluding the said excluded part of Draft Development Plan sanctioned by the State Government shall be kept open for inspection of public within office hours on all working days for the period of 1 year in the office of the Chandur Railway Station Municipal Council.

Note-2: - Draftsman's errors which are required to be corrected as per actual situation on site/or as per Survey Records, sanctioned layout etc shall be corrected by the Chief Officer, Municipal Council, after due verification and prior approval of Director of Town Planning, Maharashtra State, Pune.

Note-3: - Those open spaces from sanctioned layouts that are earmarked as existing open spaces (in Green colour) on Development Plan are subject to changes if respective layouts are revised. If the layout is revised and if open space is shown elsewhere in Residential Zone, then the existing open space in the layout as shown on the Development Plan is deemed to be shown in Residential Zone.

Note-4: - The private or rental premises designated in Public Semi public Zone will continue to be in this zone as long as Public Semipublic user exists otherwise these lands shall be considered to be included in the adjoining major use zone.

Note-5: - Areas of reserved sites mentioned in the report of the Development Plan are approximate and subject to actual measurement on site as per boundaries shown on the final Development Plan.

Note-6:- As per Directives given by Government of Maharashtra. Under section 154 vide Government Decision No. TPB/4305/1905/UD-11 dated 3/7/06: Municipal Council should reserve 20 % funds out of their annual budget

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for Implementation of Development Plan Proposal or keep funds reserved
in budget to acquire lands under reservation as per programme

Note-7:- This Notification is also available on the website
www.urban.maharashtra.gov.in.

By order and in the name of Governor of Maharashtra



(Shivaji Patil)

Under Secretary to Government

**Revised Development Plan of Chandur
Railway (Dist-Amravati)
Republication under Section-31 of the
Maharashtra Regional & Town Planning Act, 1966.**

NOTICE

Government Of Maharashtra
Urban Development Department
Mantralaya, Mumbai -- 400 032.
Dated: 31 August 2009.

The Maharashtra regional & Town Planning Act, 1966

No.: TPS-2807/978/C.R.204(C)/2009/UD-30 Whereas, the Chandur City Municipal Council (District -Amravati) (hereinafter referred to as "the said Municipal Council") being the Planning Authority (herein after referred, to as "the said Planning Authority") for the area within its jurisdiction under Clause (19) of Section 2 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No.XXXVII of 1966) (hereinafter referred to as "the said Act") has by its Resolution No.3-A, dated 13/1/1999 declared its intention under Section 38 read with sub Section (1) of the Section 23 of the Said Act to prepare Revised Draft Development Plan for the entire area within its jurisdiction (herein after referred to as "the said area") & Notice of such declaration was published in the Maharashtra Government Gazette, Amravati Division supplement: Part-I A, Dated 10th June, 1999 on page No.93;

And whereas, the said Municipal Council after carrying out a survey of the said area as required under Section 25 of the said Act, prepared & published a Notice regarding preparation of Draft Development Plan in the Maharashtra Government Gazette, Amravati Division supplement Dated 4th December 2003 inviting objections and suggestions to the such Draft Development Plan for said area (hereinafter referred to as "the said Development Plan") prepared by it under sub Section (1) of the Section 26 of the said Act;

And whereas, after considering the received suggestions and objections to the published Draft Development Plan, published & the report submitted by the Planning Committee the said Planning Authority has made zone modifications as contained under Sec. 28 (4) of the said Act in the said Development Plan. vide its Resolution No.6; dated 14/11/2005 published in the Maharashtra Government Gazette, Amravati Division Supplement Part I-A, Dated 5th October 2006 on page No.841,

And whereas, the Planning Authority has published the said Development Plan on 10th November 2006 to the Government of Maharashtra under Section 30(1) of the said Act,

3 And whereas the Government of Maharashtra has vide its Notification No. TPS-2807/978/C.R.204/2007/UD-30, Dated 31/08/2009 sanctioned the part of the said Development Plan of Chandur Railway Municipal Council excluding the part of Development Plan of Chandur Railway station bounded by Mouve verge on the Plan (herein after referred to as "the said Excluded part of the said Notification")

And whereas, in accordance with sub section (1) of section 31 of the said act a State Government, after making necessary inquiry and after consulting the Director of Town Planning, Maharashtra State, Pune, is of the opinion that the same modifications proposed by the Government as mentioned in Part-I appended to this notice are of substantial nature which require republication under section 31 of the said act,

Now therefore, in exercise of power conferred by sub section 1 of 31 of the said act Government of Maharashtra here by gives the notice for inviting suggestions and or objections from persons in respect of the proposed modification numbered as EP-1, EP-2.....etc.(i.e. Excluded part) as given in Part -I appended to this notice and shown in Mouve colour on the Development Plan, within a period of 60 days from the date of publication of this notice in the official Gazette and further in exercise of powers confirmed by sub section (2) of section

31 of the said act hereby appoints the Deputy Director of Town Planning, Amaravati Division, "Nilgiri" Agrawal's building, Vijay Colony, Congress Nagar road, near Dr. Jamthe's Dispensary, Amravati -411606, to be an officer to hear any person or persons in respect of such suggestions and objection in the prescribed manner and to submit his report to the Government

Any objection or suggestions may be sent in writing to the Deputy Director of Town Planning, Amaravati Division, Amravati.

Note: - The copy of the plan showing proposed modification in Part-I is kept open for inspection by the general public in the following officers on all working days during office hours.

- (1) Deputy Director of Town Planning, Amaravati Division, Amravati.
- (2) Assistant Director of Town Planning, Amaravati Branch.
- (3) The Chief Officer, Chandur Railway Municipal Council, Chandur Railway, Dist. Amravati.

This Notification is also available on the website www.urban.maharashtra.gov.in.

By order and in the name of Governor of Maharashtra.



(Shivaji Patankar)

Under Secretary to Government

PART - I

SCHEDULE OF MODIFICATIONS OF SUBSTANTIAL NATURE

Sl. No.	Excluded Portion No.	Proposed reservation/allocation of land use published under Section 26 of Maharashtra Regional & Town Planning Act 1966 by Municipal Council, Chandur Railway.	Proposed reservation/allocation of land use published under Section 30 of Maharashtra Regional & Town Planning Act 1966 by Municipal Council, Chandur Railway.	Modification of Substantial Nature as proposed by Government under Section 31(1) of Maharashtra Regional & Town Planning Act 1966.
1	2			
1	EP-1	Site NO. 26 "Shopping center & vegetable Market"	0.13 Hect. land as shown in Blue verge [u/s 28 (4)] deleted from Site No. 20 "Shopping center & vegetable Market"	5 Remaining part of Site No. 20 is to be redesignated as "Parking"
2	EP-2	Site No. 13 "Provision to Smarak" Site No. 9 "Little Star Primary school" Site No. 12 "Shopping center"	As per measurement plan boundaries of existing Shahid Smarak & Site No. 13's boundaries corrected.	1. A boundary of Shahid Smarak is to be corrected as shown on plan in Mauve colour. 2. As per corrections, boundaries of lands a) B.D.O. Quarters b) Z.P Godown c) M.S.R.T.C bus stand are to be included in their existing user as shown on plan in Mauve colour 3. Boundaries of site no.13 "Extension to Smarak" is to be corrected, as shown on plan in Mauve colour 4. Site no.12 is to be redesignated as "Parking" as per corrected boundaries, as shown on plan in Mauve colour
3	EP-3	Site No. 54	Area of S. No. 54 (0.50 Hect.) deleted from Site No. 1	Deleted part of Site No.1 is to be retained as Site No.1 "Play Ground"
4	EP-4	Site No. 10 "Municipal Purpose & Dispensary"	Site No.10 Municipal Purpose & Dispensary	Site No. 10 is to be redesignated as "Dispensary & maternity Home"
5	EP-5	Site No. 150	Residential Zone	The land from survey no 150 is to be Deleted from existing plan & is to be reserved for "Park, School & Play Ground" as Site No. 40 as shown

6	EP-6	Site No. 21 "Play ground"	Site No. 21 "Play ground"	on plan in Mauve colour. To be Redesignated as "Primary School & Play Ground"
7	EP-7	Residential Zone in S. No. 184 & 185	Residential Zone	The land from survey no. 184 and 185 is to be Deleted from residential Zone & reserved for "High School" as Site No. 41 as shown on plan in orange colour.
8	EP-8	Residential Zone in S. No. 23 & 24	Residential Zone	The land from survey no. 23 and 24 is to be Deleted from residential Zone & reserved for "High School" as Site No. 38 as shown on plan in Mauve colour.
9	EP-9	Residential Zone in S. No. 158, 159 & 163	Residential Zone	New 12.00 mt. D.P. road is to be proposed as shown on plan in Mauve colour.
10	EP-10	Proposed Residential Zone of Eastern side of the I.T.I. in S.No. 180, 185, 186 184 & 183.	Residential Zone	New 15.00 mt., 12.00 mt. D.P. Roads are to be proposed as shown on plan in Mauve colour.
11	EP-11	Site No. 4 "Town Sub-Center"	Site No. 4 "Town Sub-Center"	In para 10.7 of D.P. report, following para is to be added. "The Town Sub-Center will not only accommodate shops but also facilities for retail wholesale market as well as Educational, Health & Sport facilities, Offices, Bank, Residential Hotels, Restaurants, Service shops, Fire brigade, Ambulance center along with the Theaters, Petrol filling Stations, Park, Tol-lots. Parking -lots for vehicles loading un loading goods for the shops, etc. will be available. The entire area will be kept free from automobile and pedestrians thus would dominate the precinct. For Existing Industrial use following para is to be added in D.C.R. "If the industrial user in industrial zone is stopped, relocated, then use of adjoining zone may be permitted, with prior permission of Deputy Director of Town Planning Amravati division,
12	EP-12	Existing Industrial Zone.	Existing Industrial Zone.	

Amravati.

Provided that, no due certificate of Commissioner of labour, Maharashtra State (reg. Labour payments or any dues) should be obtained by Municipal Council before giving development permission on such land.



(Shivaji Patankar)

Under Secretary to Government.